



**TO LET**

# Prominent Town Centre Retail Premises

Unit 2 + 9 The Square + Market Harborough + LE16 7PA



**3,722 Sq Ft**  
(345.8 Sq M)

**£67,500 Per Annum**



**Prime position**



**Municipal parking nearby**



**Located in an affluent market town**



**Close proximity to national occupiers**



**Upper-floor offices/stores**



**Available immediately**



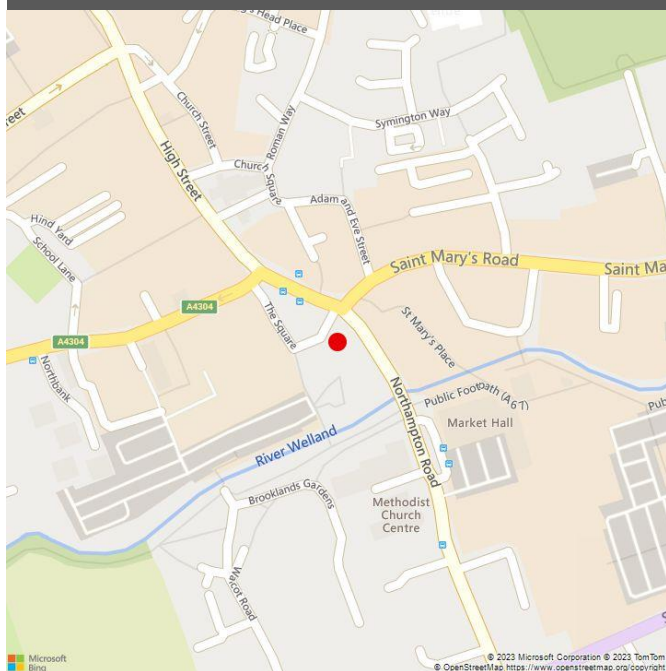
### Location

Market Harborough is an affluent market town in Leicestershire. The town is located 15 miles south east of Leicester and 19 miles north of Northampton.

The subject property is ideally located at The Square in the centre of Market Harborough immediately next to The Commons Car Park which provides 285 pay and display spaces to the town centre.

Neighbouring occupiers include Caffè Nero, New Look, Tesco Metro, Waterstones and Superdrug.

### The Property



**SAT NAV: LE16 7PA**

### Rating Assessment

Rateable Value (2023):	£60,500
U.B.R (2023/2024):	£0.512
Est. Rates Payable (2023/2024):	£30,976*

\*Rating information is for guidance purposes only and should not be relied upon.

### Viewing

**Strictly by appointment with the sole agent**

**Harry Brown**  
hsb@andash.co.uk  
07803 405 708

**Jon Archer**  
jaa@andash.co.uk  
07971 978 489

### Description

The property consists of a two-storey brick building with a pitched tile roof and a glazed frontage. The ground floor comprises a large open-plan retail area with a WC and storage to the rear. Further storage, WCs, office space, and staff ancillary are available on the first floor.

Servicing is to the rear of the unit via a shared loading yard.

### Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Retail	2,033	188.9
First Floor	1,689	156.9
<b>TOTAL</b>	<b>3,722</b>	<b>345.8</b>

### Energy Performance Certificate

76-100

**D**

87 **D**

Certificate number: 4199-0545-1542-6325-2440

### Terms

The premises are available by way of a new full repairing and insuring Lease at a quoting rent of **£67,500** Per Annum.

### Service Charge

A service charge is levied towards the cost of maintaining, repairing, redecorating, and cleaning of the shared yard area. Further details are available on request.

### VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

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